Lincs Town Planning Services Limited

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30 May 2025

Dear Sir / Madam

ADDENDUM TO FRA

PRIOR APPROVAL 25/00782/PMBPA **EA REF EA Ref AC/2025/132777/01-L02**

CLASS Q APPLICATION – CONVERSION OF AGRICULTURAL BARN TO A DWELLING (WITH DEMOLITION OF AN EXTENSION)

STONE FARM, THE HOLLOW, RAMSEY

This letter is an addendum to the submitted FRA and has been provided in response to the Environment Agency (EA) comments on the planning application dated 22 May 2025.

The EA has made no comment on the adequacy of the assessment of flood risk associated with all sources of flooding and, accordingly, no revisions / updates are necessary in relation to this part of the FRA.

FRA UPDATES / CLARIFICATION

The Proposed Development:

a) The proposal is for the conversion of an existing barn which is present on site.
b) One dwelling is being created from the barn conversion.
c) The accommodation will be on the ground floor only.

Site Level:

The site ground level varies between 0.8 m and 1 m AOD.

Flood Level:

The EA has confirmed in its email of 29 May 2025 to LTPS Limited that the flood depth is 0.25 m.

Proposed Mitigation:

a) Floor levels will be 150 mm above 1.0m AOD (agreed as acceptable by the EA in its email of 29 May 2025 to LTPS Limited).
b) 600 mm of resilience (agreed as acceptable by the EA in its email of 29 May 2025 to LTPS Limited).
c) Resilience to comprise of:
    i. To a height of 600mm above the proposed floor level, exterior walls will be constructed using materials which keep their shape in the event of a flood.
    ii. Either a waterproof render/plaster or a sacrificial section of plasterboard used for at least 600mm above the proposed floor level.
    iii. All electrical sockets and incoming service meters will be located at least 600mm above the ground floor level.
    iv. Flood doors / barriers on entrances / exits to the dwelling.
d) Occupier to sign up to the flood warning service

It is not considered that a first-floor refuge is necessary given the low level of risk of flooding above the proposed floor level but if required a condition requiring the detail for and installation of a mezzanine refuge area (which can be accommodated in the kitchen / diner / living room area) would be accepted.

I hope that this submission now resolves the matter of concern to the Environment Agency.

Kindest regards

N J R Harding

Director – Lincs Town Planning Services Limited